



**Blake Hill, Halifax HX3 7UN**



**welcome to**

**Blake Hill, Halifax**

A beautiful stone built cottage with a fantastic outlook to the front. This character property is ideally positioned to take advantage of the amenities in the nearby village of Northowram and benefits from front & rear gardens, off-road parking and would be an ideal family home!



### **Lounge**

15' 1" max x 15' ( 4.60m max x 4.57m )

A stunning lounge with a feature gas stove set within a stone fireplace. Exposed beams, double glazed window, a central heating radiator, ceiling light point, wall lights and beautiful oak flooring.

### **Kitchen Diner**

24' 8" max x 7' 6" ( 7.52m max x 2.29m )

A generously sized dining kitchen with a range of fitted wall and base units with oak surfaces over incorporating a Belfast sink and mixer tap. Gas range cooker and integrated dishwasher. There is ample space for a dining table and chairs, doors to the conservatory, double glazed window and central heating radiator. The rooms also benefits from exposed beams to the ceiling and stone tiled flooring.

### **Utility Room**

7' 6" max x 5' 6" max ( 2.29m max x 1.68m max )

Fitted wall and base units with work surface over incorporating a stainless steel sink and mixer tap. Plumbing for a washing machine, natural stone tiled flooring and double glazed window to the rear elevation.

### **Conservatory**

16' 6" x 7' 3" max ( 5.03m x 2.21m max )

The conservatory benefits from been a solid timber framed build with double glazed windows, natural stone tiled flooring with the benefit of under floor heating. Double doors open on to the rear garden.

### **Landing**

The landing benefits from a split landing area with a double glazed window, storage cupboard and a central heating radiator.

### **Bedroom One**

15' 2" x 7' 8" ( 4.62m x 2.34m )

Bedroom one benefits from ample space for a double bed and freestanding furniture, wooden flooring, central heating radiator, two double glazed windows to the rear elevation, Velux window and ceiling light point.

### **Bedroom Two**

10' 9" x 7' 7" ( 3.28m x 2.31m )

A second double bedroom with a double glazed window, central heating radiator, ceiling light point, carpet flooring and fitted wardrobes.

### **Bedroom Three**

10' 9" max x 9' 3" max ( 3.28m max x 2.82m max )

A third bedroom with fantastic views to the front elevation through the double glazed window, a central heating radiator and ceiling light point.

### **Bathroom**

A spacious bathroom with wood flooring and a fitted suite in white with a shower over the bath. Low Level Wc and pedestal wash hand basin. Double glazed window and ceiling light point.

### **Shower Room**

Shower room with a low flush W.C and hand wash basin in white. Shower set within a curved glass screened cubicle. Wood flooring and loft access.

### **Externally**

Externally the property benefits from a secret garden adjacent to the property providing private space with a lawn and there is a rear garden which is raised and benefits from a seating area making the perfect space for alfresco dining throughout the summer months. Offering fantastic views.



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welcome to

## Blake Hill, Halifax

- THREE BEDROOM COTTAGE
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS
- ORIGINAL CHARACTER FEATURES
- SHOWER ROOM & FAMILY BATHROOM
- SOUGHT AFTER LOCATION OF SHIBDEN

Tenure: Freehold EPC Rating: D

**£299,950**



Please note the marker reflects the postcode not the actual property

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**01422 362845**



[halifax@williamhbrown.co.uk](mailto:halifax@williamhbrown.co.uk)



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



[williamhbrown.co.uk](http://williamhbrown.co.uk)